089.0	0003	0027.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	652,100 / 652,100
					USE VALUE:	652,100 / 652,100
					ASSESSED:	652,100 / 652,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
126		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIM YOON & WON	
Owner 2:		
Owner 3:		
Street 1:	126 BRATTLE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	MCCUNE NANCY/ TRUSTEE -
Owner 2:	DALEY REALTY TRUST -
Street 1:	126 BRATTLE ST
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,439 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Vinyl Exterior and 1566 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

Ruth Daley 000

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5439.000	243,900		408,200	652,100
Total Card	0.125	243,900		408,200	652,100
Total Parcel	0.125	243,900		408,200	652,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.30 | /Parcel: 416.3

Legal Description

User Acct

56520

GIS Ref

GIS Ref

Insp Date

11/14/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0003-0027.0

!7230!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,700	0	5,439.	408,200	651,900	651,900	Year End Roll	12/18/2019
2019	101	FV	210,600	0	5,439.	414,100	624,700	624,700	Year End Roll	1/3/2019
2018	101	FV	210,600	0	5,439.	309,100	519,700	519,700	Year End Roll	12/20/2017
2017	101	FV	210,600	0	5,439.	279,900	490,500	490,500	Year End Roll	1/3/2017
2016	101	FV	210,600	0	5,439.	268,300	478,900	478,900	Year End	1/4/2016
2015	101	FV	198,700	0	5,439.	227,400	426,100	426,100	Year End Roll	12/11/2014
2014	101	FV	198,700	0	5,439.	215,800	414,500	414,500	Year End Roll	12/16/2013
2013	101	FV	198,700	0	5,439.	205,300	404,000	404,000		12/13/2012

PRINT

Date	Time
12/10/20	21:53:30

LAST REV

Date	Time
07/16/20	10:38:27

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7230

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCUNE NANCY/ T	74624-184	1	5/7/2020	Mult Lots	606,000	No	No		See plan 303 of 2020 Nancy McCune sucessor trustee
DALEY RUTH	27935-247		12/3/1997	Family	1	No	No		

USER DEFINED

Prior Id # 1:	56520
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/1994	605	Manual	2,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
11/14/2018	Inspected	BS	Barbara S
11/5/2018	MEAS&NOTICE	BS	Barbara S
12/10/2008	Info At Door	189	PATRIOT
1/24/2000	Meas/Inspect	163	PATRIOT
8/5/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5439		Sq. Ft.	Site		0	70.	1.07	5									408,219						408,200	

Total AC/HA: 0.12486 | Total SF/SM: 5439 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 408,219 | Spl Credit | Total: 408,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	P		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32032681
Const Adj.:	1.01989794
Adj $ / SQ:	168.325
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378737
Depreciation:	134830
Depreciated Total:	243907

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

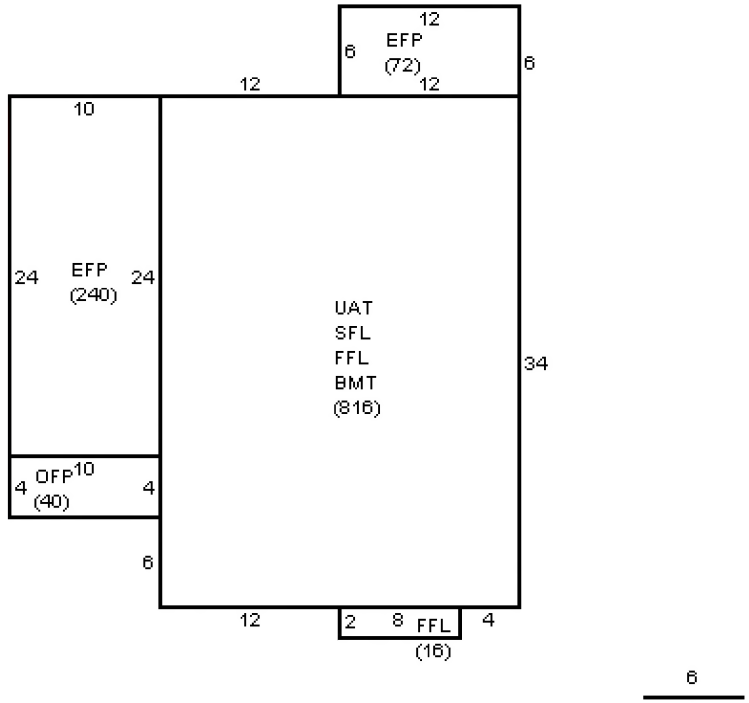
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	168.32
Special Features:	0	Val/Su Net:	96.40
Final Total:	243900	Val/Su SzAd	155.71

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	832	168.320	140,046
SFL	Second Floor	734	168.320	123,618
BMT	Basement	408	50.500	20,603
EFP	Enclos Porch	312	36.670	11,440
UAT	Upper Attic	204	67.330	13,735
OFP	Open Porch	40	44.880	1,795

Net Sketched Area:	2,530	Total:	311,237
Size Ad	1566.3999	Gross Are	3632	FinArea	1566
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	50				
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0003-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	